

## **MITIGATED NEGATIVE DECLARATION**

July 20, 2006

Project Name: Brayton Way Tentative Parcel Map

Project Number(s): TPM 20918RPL<sup>1</sup>, Log No. 05-14-006

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for Drainage, Stormwater Management Plan (SWMP), and Noise Analysis
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. NOISE

On the Final Parcel Map the applicant shall:

Grant to the County of San Diego a Noise Protection Easement over the entire area of Parcel 3 of Tentative Parcel Map 20918. This easement is for the mitigation of present and anticipated future excess noise levels from Chase Avenue, Jamacha Boulevard, and SR-54 on residential uses of the affected parcel. The easement shall require:

Prior to the issuance of any grading or building permit for any residential use within the noise protection easement, the applicant shall:

1. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dB CNEL)]. Future traffic noise level estimates for Jamacha Boulevard and Chase Avenue, must utilize a Level of Service "C" traffic flow for a four-lane Major road classification that is the designated General Plan Circulation Element buildout roadway classification.
2. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

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on \_\_\_\_\_

DEVON MUTO, Planning Manager  
Regulatory Planning Division

DM:JR:jcr

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